



STELLENBOSCH

STELLENBOSCH • PNIEL • FRANSCHHOEK

MUNISIPALITEIT • UMASIPALA • MUNICIPALITY

Application Number: LU/17517 (TP858/2024)

Our File Reference Number: Erf 3837, Stellenbosch

Your Reference Number:

Enquiries: Ulrich von Molendorff

Contact No: 021 – 808 8682

Email address: Ulrich.Vonmolendorff@stellenbosch.gov.za

PER E-

Sir/Madam

APPLICATION FOR PERMISSION REQUIRED IN TERMS OF THE ZONING SCHEME ON ERF 3837, STELLENBOSCH

1. The above application refers.
2. The duly authorised decision maker has decided on the above application as follows:
 - 2.1 That the following application (s) in terms of Section 15(2) of the Stellenbosch Municipal Land Use Planning Bylaw, 2023 on Erf 3837, Stellenbosch for:
 - 2.1.1 Technical Approval in terms of Section 15(2)(g) to permit a home occupation for purposes of the cultivation of mushrooms and microgreens from the garage.
 - BE APPROVED** in terms of Section 60 of the said Bylaw and subject to conditions of approval.
3. The approval is subject to the following conditions imposed in terms of Section 66 of said Bylaw:
 - 3.1 The approval only applies to the applications under consideration and shall not be construed as authority to depart from any other legal prescriptions or requirements from the Municipality or other legislation by-laws or Regulations that may be applicable.
 - 3.2 The approval granted shall not exempt the applicant from complying with any other legal prescriptions or requirements that might have a bearing on the proposed use.

3.3 The development and building plans be generally in accordance with the set of floor plans, site plan, as referenced on drawing number: CS-01, CS-02, CS-03 dated 2020/11/09, drawn by Cala Moller.

3.4 The residential character of any façade of the dwelling shall not be altered.

3.5 The non-residential use shall not create a nuisance to the neighbourhood or to be detrimental to the residential character or amenity of the neighbourhood.

3.6 The area for the home occupation facility be limited to 42.05m².

3.7 The operator of the home occupation practise shall reside on the land unit from which the activity is conducted, and the dominant use of the land unit shall remain the operator's residence.

3.8 The approved use shall not result in the parking of vehicles associated with clients and visitors within the road reserve. Should any clients or visitors attend the premises, adequate parking shall be accommodated within the boundaries of the subject property.

4. The reasons for the above decision are as follows:

4.1 The proposal will not impact any municipal services.

4.2 The proposed home occupation practice will be operated from the existing garage and will be limited to a floor area of 42.05m².

4.3 The scale of the proposed home occupation is such that it will not detract from the character of the area.

4.4 The proposal is in full compliance with the development parameters and technical requirements applicable to additional uses, as stipulated in the Stellenbosch Zoning Scheme By-Law, 2023.

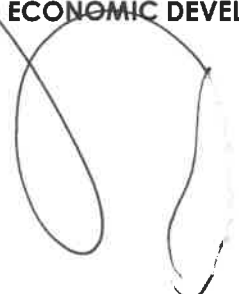
5. As applicant, you are hereby informed of your right to **appeal Section 15(2)(g), (l), (m), (p) or (q) application decisions in terms of Section 62** of the Local Government Municipal Systems Act, no 32 of 2000 as determined by Section 68(e) of the Stellenbosch Municipal Land Use Planning By-law. The appeal must be submitted by completing the required form with the prescribed information to satisfy the requirements of Section 62 of the Local Government Municipal Systems Act, no 32 of 2000, failing which the appeal will be invalid. Appeals must be addressed to the Municipal Manager and submitted to the following email addresses: municipal.manager@ Stellenbosch.gov.za and copy to landuse.appeals@ Stellenbosch.gov.za.

6. Notwithstanding the above, kindly note, you are not permitted to submit a revised proposal as part of such an appeal. Should this be the case, your submission will not be regarded as an appeal, but rather a new application which should be submitted on the manner prescribed, as only the above decision can be appealed at this stage.
7. All appeals must be submitted to the authorised Appeal Authority **within 21** days from the date of notification of the above decision. Note that no late appeals or an extension of time for the submission of appeals is permitted.
8. Kindly note the above decision in the case of any approval, is suspended, and may therefore not be acted on, until such time as the period for lodging appeals has lapsed, any appeal has been finalised and you've been advised accordingly.

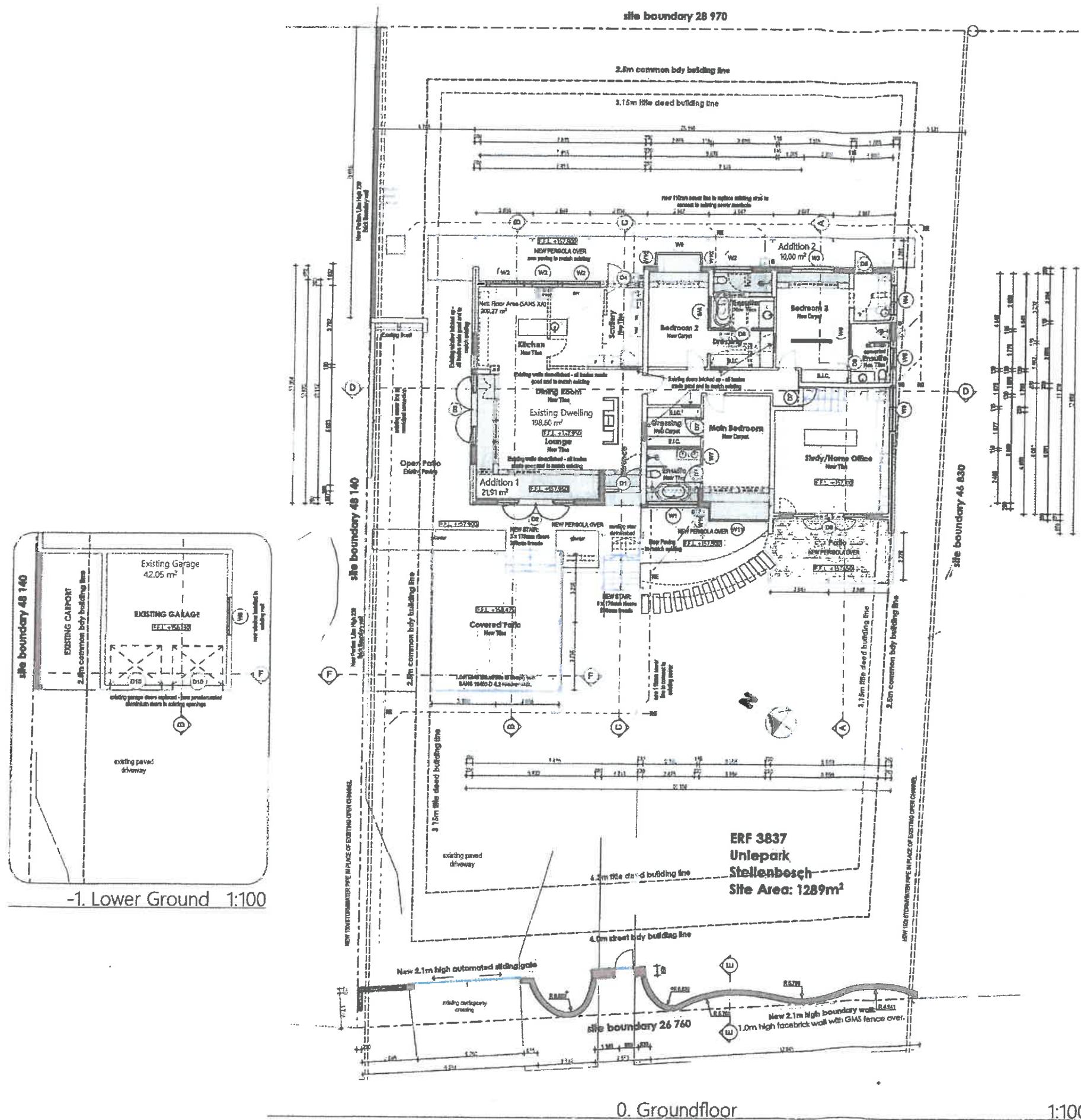
Yours faithfully



FOR DIRECTOR: PLANNING AND ECONOMIC DEVELOPMENT

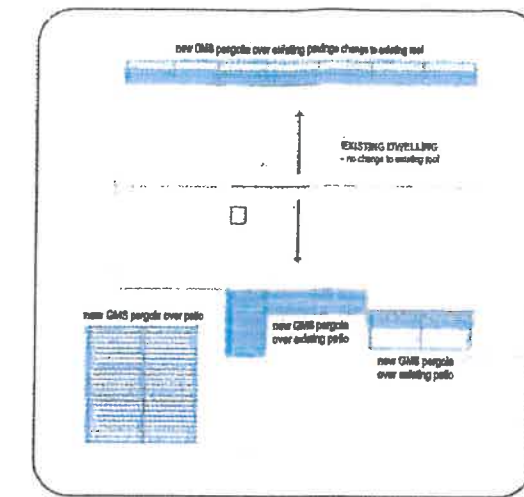
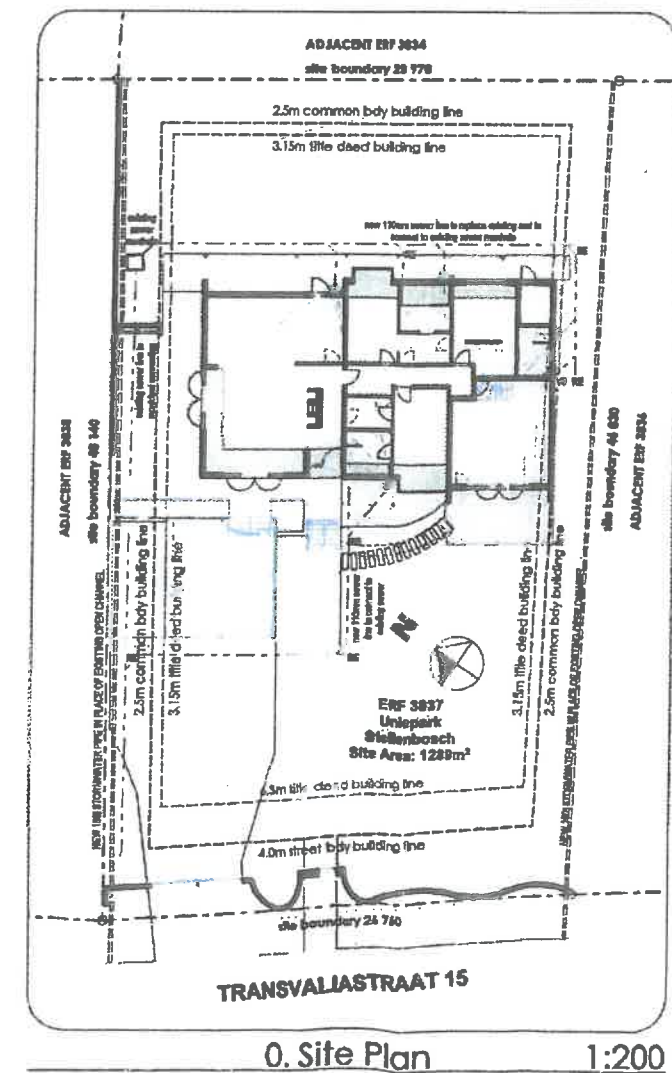


12/10/2021
DATE



ALL AREAS SCHEDULE			
Renovation Status	Home Story Name	Zone Name	Measured Area
Existing	Lower Ground	Existing Garage	42.05
Existing	Groundfloor	Existing Dwelling	198.60
			240.65 m²

NEW AREA SCHEDULE			
Renovation Status	Home Story Name	Zone Name	Measured Area
ADDITION:			31.9m2
New Total Area:			272.8m2



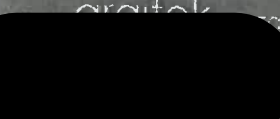
PLEASE NOTE:

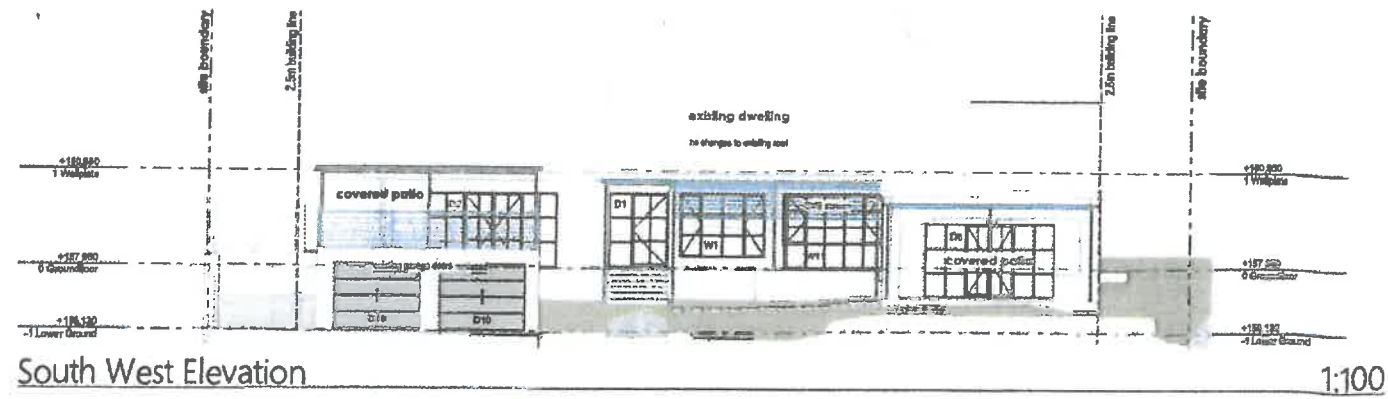
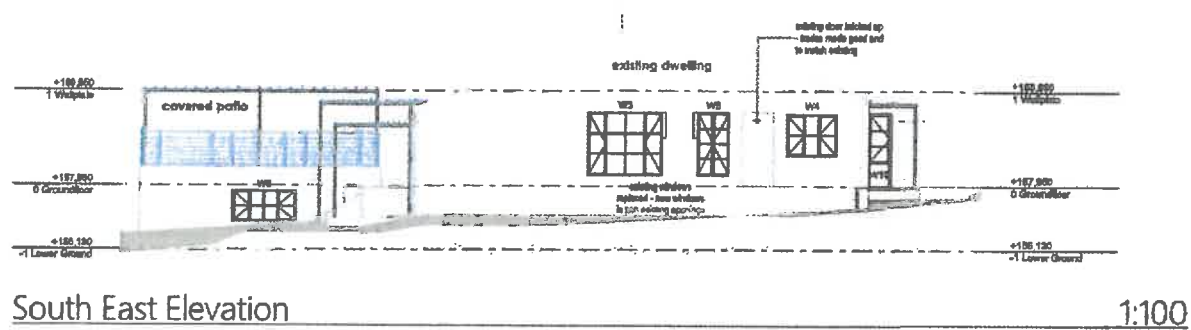
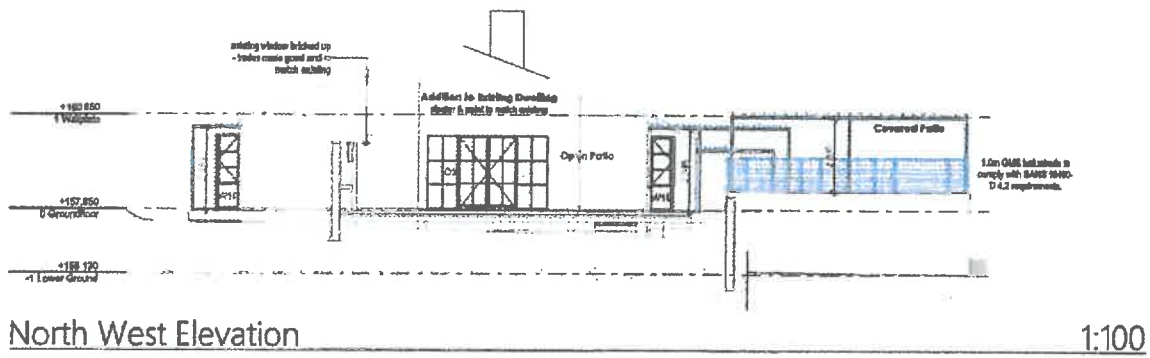
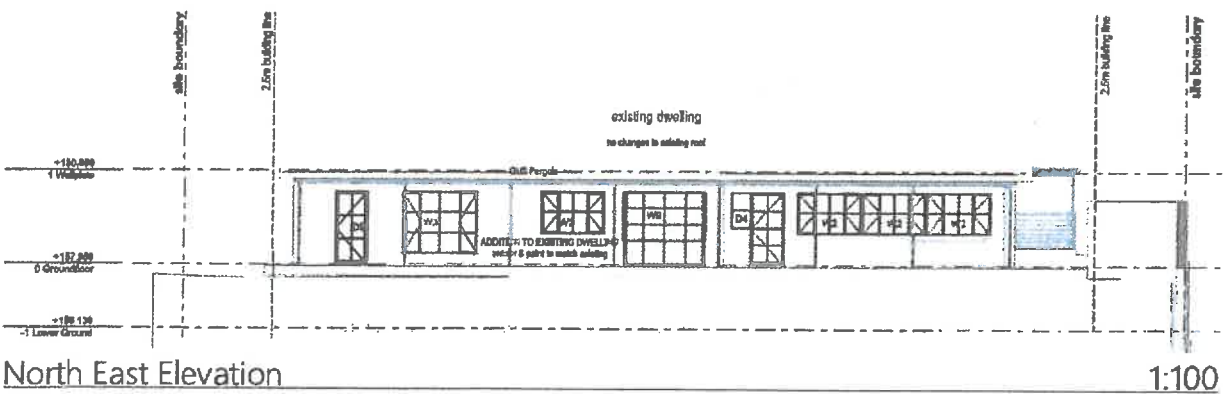
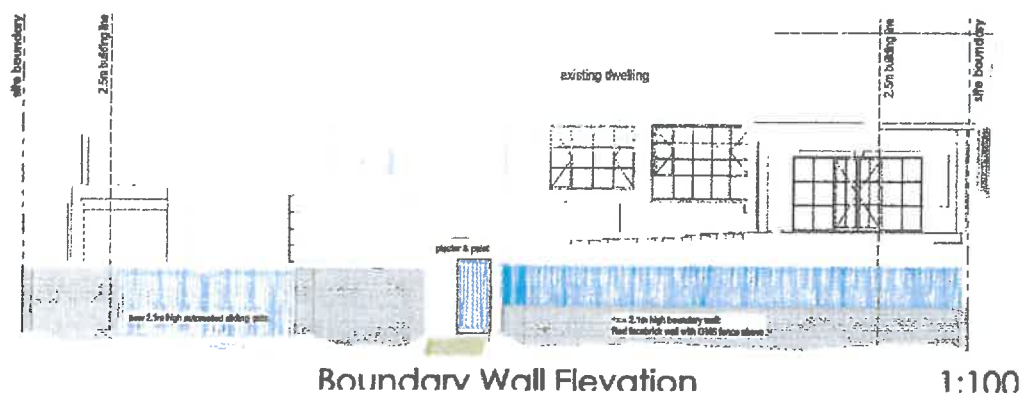
1. This drawing and any part of it, are copyrighted and may only be copied with the permission of the Architect.
2. Station measurements may be preferred above scaled measurements.
3. This drawing must be read in conjunction with the approval plan and any discrepancies must be reported immediately to the Architect before construction proceeds.
4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.

STREET NUMBER

BP/20/2168¹²⁰²¹

PLANNING & ENVIRONMENT DATE 12/8/2024

Klant/Client:	XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX		
	HANDICRAFTED FURNITURE		
			
PROJECT :			
Proposed Additions to Existing House on Bf 3837 - 15 Transvalia Road Unepark Stellenbosch for Belle Beau Botanicals Edms Bpk			
CUSTOMER NAME:	Floor Plans		
DATE:	2020-11-09		
CUSTOMER ADDRESS:	Belle Beau Botanicals Edms Bpk 1199, 1200, 11		
SCALE:	Cale Moller		
DRAWN BY:	DESIGNED BY:		
CHECKED BY:	REVISION NUMBER:		
PROJECT NUMBER:		DRAWING NUMBER:	
2023		CS-01	
Plan Type: VDH-Plan COUNCIL#8112020.nla			



1. This drawing and any part of it, are copyrighted and may only be copied with the permission of the Architect.
2. Written measurements or by reference to the drawing.
3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the Architect before construction proceeds.
4. The architect must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.

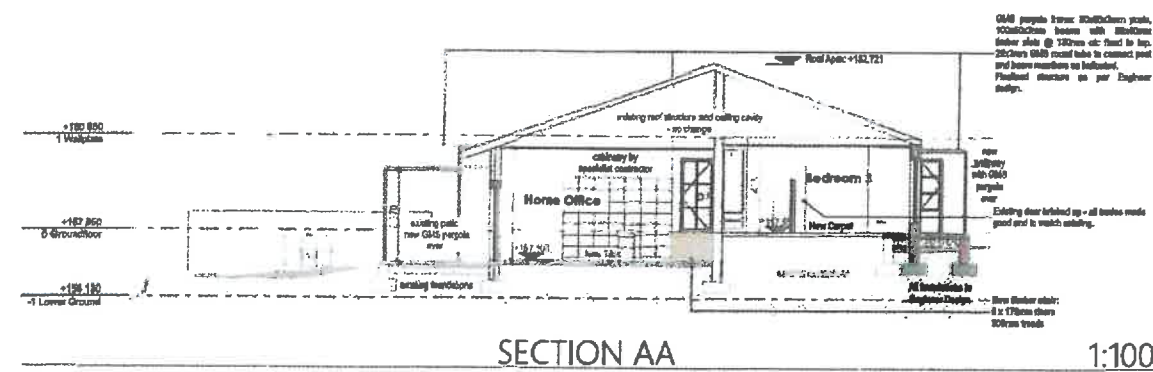
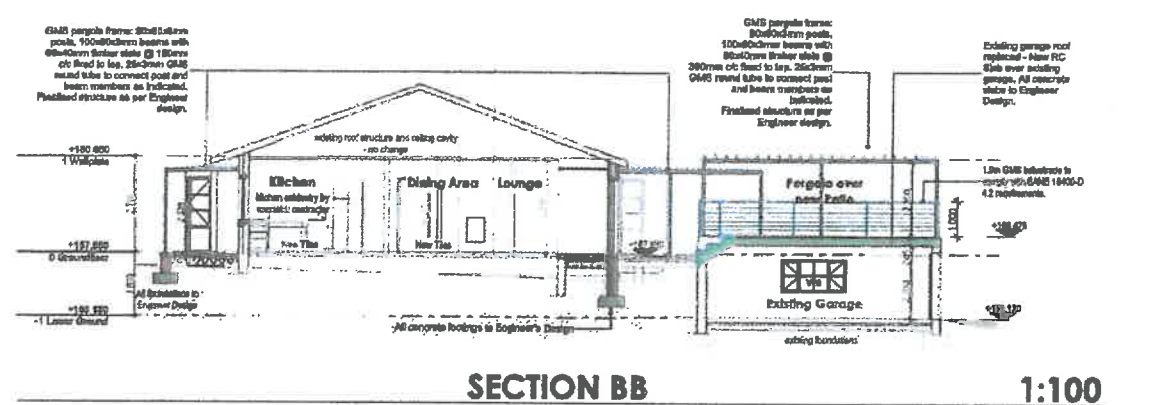
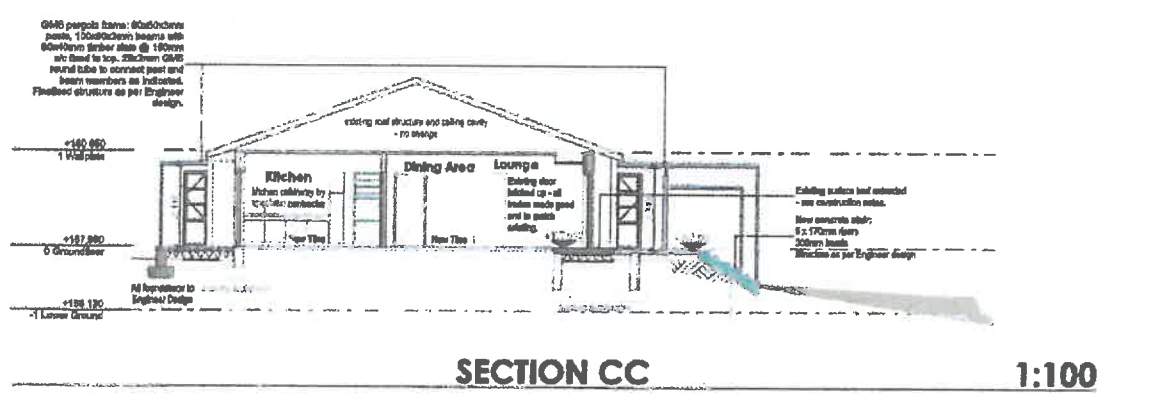
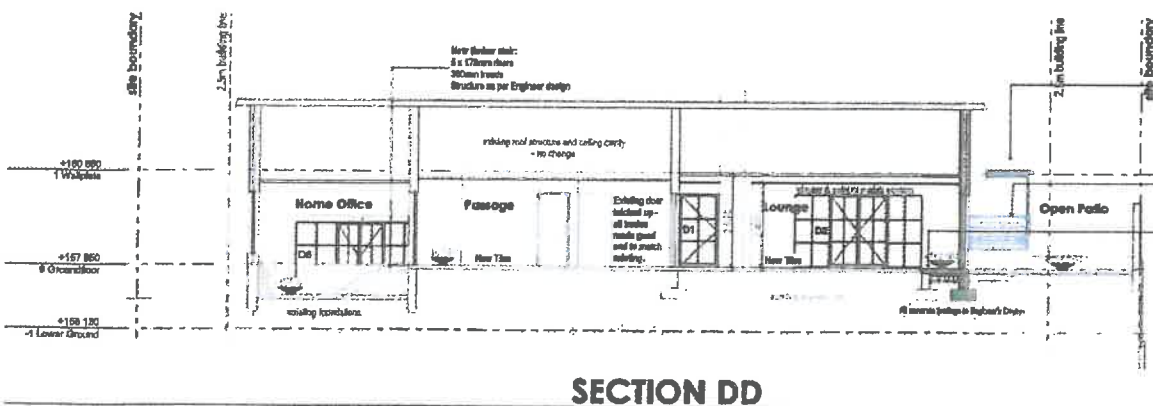
STELLE
PLAN NUMBER
BP/20/2108/2021

IN TERMS OF SECTION 7(1)(b) OF THE NATIONAL
ENVIRONMENT
DATE 12/5/2021

Client/Client: _____
INTERVIEW / SIGNATURE

PROJECT:
Proposed Additions to Existing
House on Erf 3837 - 15 Transvalia
Road Uniepark Stellenbosch for
Belle Beau Botanicals Edms Bpk
Elevations
DATE: 2020-11-09
CLIENT: Belle Beau Botanicals Edms Bpk
SCALE: 1:100
DRAWN BY: Cate Moller
CHECKED BY: PERMITS
PROJECT NUMBER: 2023
DRAWING NUMBER: CS-02

Plan Type: VDH-Plan
COUNCIL8112020.pln



CONSTRUCTION SPECIFICATIONS:

ROOF CONSTRUCTION (SANS 10400 PART I):
Garage roof:
13mm Stone 50mm thick on Approved Torch-on Derigum Waterproofing on screed to fall to outlet on Concrete deck to Engineers Detail

CILING CONSTRUCTION:
Flat ceiling underneath trusses:
Skimmed & Painted 6mm Rhinoboard ceiling boards nailed to 38x38 bracing @ 450 x 450 c/c (to form squares) nailed to underside of rafters. See INSULATION Notes for insulation spec.
Provide 120mm Polystyrene Combed All round

GMS PERGOLA:
GMS pergola frame: 80x60x3mm posts, 100x60x3mm beams with 80x40mm timber slats @ 300mm c/c fixed to top, 25x3mm GMS round tube to connect post and beam members as indicated.
Finished structure and paint specification as per Engineer design, Architect to approve finish.
GMS PERGOLA OVER GARAGE:
GMS pergola frame: 80x60x3mm posts, 100x60x3mm beams with 80x40mm timber slats @ 150mm c/c fixed to top, 25x3mm GMS round tube to connect post and beam members as indicated.
Finished structure and paint specification as per Engineer design, Architect to approve finish.

STORMWATER (SANS 10400 PART R):
Stormwater emanating from roofs, paving or garden shall not cause damage to the building interior, structure or accumulate in a manner that is an inconvenience to the property.
Provide catchpits all round building connected with 110 PVC pipe to Min. 1:100 fall to Main stormwater system (if no Stormwater is provided) Discharge in road at bottom of kerb - portion of pipe that is underneath paved driveway or any part of building structure to be encased in Min 150mm concrete surround.

RAINWATER GOODS (SANS 10400 PART R):
All existing - no changes.

FLOOR CONSTRUCTION (SANS 10400 PART J):
Surface Bed:
Floor finish as indicated on Plans on 35mm screed on 100mm concrete surfaced - provide 10mm vertical softboard joint between edge of slab and outer brick skin. All concrete as per Engineers Spec on 250 Micron DPM sealed at overlapping joints (strictly to Manufacturer's Spec) on 50mm sandbed on 150mm layers of well compacted clean fill.
Provide 95mm SA Pine slatting (profile by architect/owner) Finished floor level to be Min 170mm above ground level on exterior.
Suspended Floor:
Floor finish as indicated on Plans on 35mm screed on 255 R1b & Block Precast floor system ALL concrete as per Engineers Spec on structural brickwork/concrete beam. Provide slipjoint at 2x layers DPC where slab rests on brick walls with 10mm vertical softboard joint between edge of slab and outer brick skin.

CONSTRUCTION SPECIFICATIONS (continued)

EXCAVATION (SANS 10400 PART G):
Any excavation before or during the construction process shall be made Safe to prevent any person entering the construction site from injury and be made stable to prevent the excavation from causing damage to neighbouring properties. - CONTRACTOR to have necessary Insurance to cover any eventuality.

FOUNDATIONS (SANS 10400 PART H):
All foundations to be laid on solid & stable ground. Mass concrete 1:4:5 nominal mix having a compressive strength of 200MPa at 28 days - ALL concrete to Engineers Spec. Foundation walls cavities to be filled with concrete up to floor level. Provide 30mm ISOBOARD vertically Min 600mm high down from surface bed. All around perimeter of building. Foundation walls higher than 1000 (Retaining walls) to be constructed as per Structural Engineer's Spec.

STAIRS (SANS 10400 PART M):
Treads Min 280mm and Rises Max. 200mm Min Headroom above stairs to be 2100. All to Structural Engineers Spec.

WALL CONSTRUCTION (SANS 10400 PART K):
External walls: 280mm Clay bricks comprising two skins of 115 brick skin with 50mm air cavity, fixed together with galvanised butterfly wall ties @ 6/49m cavity to be kept clean & hosed down after building work. Provide Stopped 375 Micron DPC at floor level with weepholes @ +/- 450 c/c at DPC level. Wall Plastered & Painted both sides unless otherwise indicated on plans. Provide 250 Micron DPC around All openings tucked into cavity & provide weepholes above window and below sill. Provide Precast Units above all openings. Min 1.5 x the opening width and above all lintels provide Min. 5 courses of brickwork with Galvanised BRICKFORCE for at least 3 layers above lintel unless Engineer specifies a concrete beam above opening.
Internal walls: 230mm or 115mm Clay bricks plastered & Painted both sides unless otherwise indicated on plans. ANY WALL LONGER THAN 8000 Must have stiffer columns unless adequately supported by other connecting walls.

Boundary walls:
230mm Clay Brick plastered & Painted both sides unless otherwise indicated on plans. Provide sloping plaster coping on top of all boundary walls 230mm Clay facebrick as per Architect approval.
- See plans for wall height.

PLASTER:
Plaster Mix of 1 part Portland cement, 1.5 parts Lime and 6 parts Clean sand. Plastering to be undertaken by Skilled plasterer and a smooth Wood float finish should be achieved to Architect's Satisfaction - window & door reveals should be done at the same time as walls to ensure a smooth reveal around.

CONSTRUCTION SPECIFICATIONS (continued)

GLASS (SANS 10400 PART N):
All glass to be clear 6mm float glass, except Safety (Min. 6mm laminated glass) to all panels below 600mm above floor level and panels larger than 1 sqm. ALL Doors & Sidelights MUST be safety glass. (Min. 6mm laminated glass) Notwithstanding above: All Glass MUST also conform to Fenestration schedule as per SANS 10400 XA Calculations

LIGHT & VENTILATION (SANS 10400 PART O):
The Total area of openings for Natural Light shall be Min.10% of the floor area of a specific room and the operable portion of windows & (external) doors shall be Min. of 5% of that same area. Provide Mechanical Ventilation for any (habitable) room that do not comply to above.

ELECTRICAL:
All Electrical work to be done by a Qualified electrician - Electrical certificate to be provided on completion of work.

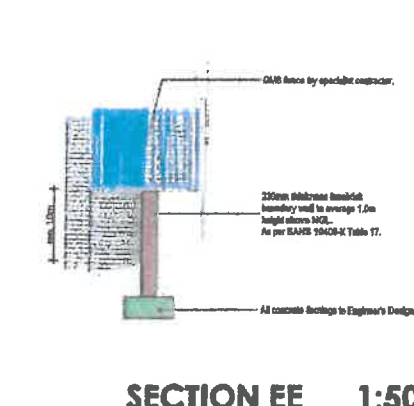
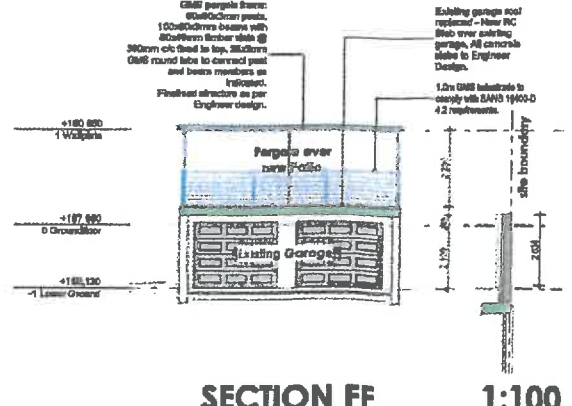
PLUMBING:
All plumbing work to be done by a Qualified plumber - All pipework to be Pressure tested before pipes are plastered in. - certificate to be provided on completion of work. See Notes on R-Values.

INSULATION & R-VALUES
FLOOR PERIMETER:
Provide 50mm ISOBOARD (R-VALUE 1.00) installed vertically Min 600mm high starting in line with top of concrete surfaced, between concrete and brick wall.
CILING:
R-VALUE 3.7 Required in various combinations of Insulation & Ceiling material.
Provide 135mm ISOTHERM insulation above ceilings

HOT WATER SUPPLY:
Only 80% of Hot water may be generated from Electrical source - Solar water heating and/or heat pump must be used.

HOT WATER PIPES:
R-VALUE 1.00 Required: Install rigid Non combustible lightweight Geyser pipe insulation with 35mm wall thickness around all Hotwater pipes in ceilings and cavities - Not required in areas plastered in, under plaster or screed.

GEYSER:
SOLAR WATER HEATING: Panels flush on roof with tank in ceiling void R-VALUE 1.28 Required: Install 50mm thick Non combustible lightweight Thermal glass wool blanket around geyser or hot water cylinder.



PLEASE NOTE:

1. This drawing and any part of it, are copyrighted and may only be copied with the permission of the Architect.

2. Written measurements enjoy preference above scaled measurements.

3. This drawing must be read in conjunction with the approved plan and any discrepancies must be reported immediately to the Architect before construction proceeds.

4. The contractor must check all measurements and levels on site and any discrepancies must be reported immediately to the Architect before construction proceeds.

PLAN NUMBER

BP/20/2168 12021

REGULATIONS AND STANDARDS

12/1/2024

DATE

& ENVIRONMENT

Klient/Client: HOUTSBOUW/BOUW

PROJECT:

Proposed Additions to Existing House on Erf 3837 - 15 Transvalia Road Uniepark Stellenbosch for Belle Beau Botanicals Edms Bpk

Drawings

DATE: 2020-11-09

CLIENT: Belle Beau Botanicals Edms Bpk

SCALE: 1:100, 1:50

DRAWN BY: Celia Muller

CHECKED BY: [Signature]

DATE: [Signature]

PROJECT NUMBER: 2023

Drawings number: CS-03

Plan Type: VDH-Plan

COUNCR5112020.pln